

574  
RALPH LANCE SMITH, ET UX,  
GRANTOR

TO

WARRANTY DEED

ALVIN L. SIDES, ET UX,  
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, RALPH LANCE SMITH and Wife, RITA MAE SMITH, hereby sells, conveys, and warrants unto the Grantee, ALVIN L. SIDES and Wife, BARBARA H. SIDES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

2.8 acres, more or less, in the Northeast quarter of Section 21, Township 2 South, Range 8 West, DeSoto County, Mississippi, being more particularly described as follows to-wit:

Begin at the Southeast corner of the Northeast quarter of Section 21, Township 2 South, Range 8 West; thence South 87 degrees 00 minutes 00 seconds West 394.00 feet to an iron pin; thence North 05 degrees 50 minutes 00 seconds West 266.47 feet to an iron pin; thence North 81 degrees 02 minutes 59 seconds East 248.70 feet, measured, to an iron pin (North 88 degrees 06 minutes 7 seconds East 248.70 feet by Deed call); thence North 05 degrees 50 minutes 00 seconds West 60.00 feet to an iron pin (by Deed call North 01 degree 13 minutes 58 seconds East 60.00 feet to a point); thence North 88 degrees 31 minutes 46 seconds East 158.99 feet to an iron pin as measured (by Deed call North 78 degrees 02 minutes 37 seconds East 145.51 feet); thence South 03 degrees 38 minutes 00 seconds East along the South boundary of Tulane Road a distance of 347.63 feet as measured to the Point of Beginning. This land adjoins on the North the land conveyed to Ezell G. Crawford, Jr., et ux, by Deed in Book 193, Page 753, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and on the West Lot 5 of Pleasant View Subdivision as recorded in Plat Book 17, Page 46-48, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and on the East by Tulane Road, and by way of explanation, this is a part of the same parcel of land conveyed to Ralph Lance Smith by Deed dated November 20, 1976, and recorded in Deed Book 127, Page 25, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County Mississippi and rights of way and easements for public roads

flowage, and utilities. Taxes for the year 1988 shall be prorated at closing and paid by the Grantee when due. Possession is to be given upon delivery of this Deed.

RITA MAE SMITH joins in the execution of this Deed for the purpose of conveying any and all homestead rights she may or may not have in the herein described property.

EXECUTED this the 3<sup>rd</sup> day of November, 1988.

Ralph Lance Smith  
RALPH LANCE SMITH

Rita Mae Smith  
RITA MAE SMITH  
GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Ralph Lance Smith and Wife, Rita Mae Smith, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the day of November, 1988.

Maria Waller Brown  
Notary Public

My commission expires:

My Commission Expires Jan. 31, 1991

GRANTOR'S ADDRESS AND PHONE #: 8808 Homewood,  
Southaven, MS 38671  
(601) 393-9249

GRANTEE'S ADDRESS AND PHONE #: Tulane Road  
Desb.t, ms 38651  
(601) 368-7050

## TULANE ROAD

ASPHALT PAVEMENT

DEED CALL = NORTHWARDLY -- 348.95' (CALL) -- 373.9' (MEASURED)

S 03°38'00" E

347.63'

SET IP.

SOUTHEAST CORNER OF  
NORTHEAST QUARTER OF  
SECTION 21, T-2-S, R-8-WALL BEARINGS RELATIVE TO THE EAST LINE OF LOT 5  
OF THE PLEASANT VIEW SUBDIVISION

NORTH

0 50 100

SCALE: 1" = 50'

THIS IS A CLASS "C" SURVEY

2.8 ACRES

DEED CALL = N 01°13'58" E -- 60.00'

N 81°02'59" E

248.70'

DEED CALL = N 88°06'7" E -- 248.70'

CERTIFICATE: To all parties interested in title to the premises surveyed: I hereby certify that I, or someone under my supervision, surveyed and plotted the above described parcel of land and that the same is true and correct to the best of my knowledge and belief. I also certify that this property is not located in a HUD identified special flood hazard area according to FIA map number 280050 0005, A, dated 6/10/78.

*Ronald*  
RECEIVED  
NOV 15 1988  
LS. 2302  
LAND SURVEYOR  
STATE OF MISSISSIPPI

N 05°50'00" W

266.47'

LOT 5  
PLEASANT VIEW SUBDIVISION  
PLAT BOOK 17--PAGE 46-48

BOUNDARY SURVEY  
FOR  
PART OF THE SMITH LOT  
AS SHOWN ON THE RECORDED PLAT OF  
PLEASANT VIEW SUBDIVISION

OCTOBER 12, 1988